

The 25th January, 1971

No. DOL/HR/71/545.—The Governor of Haryana is pleased to appoint the following persons as judges for the supervision of the Mid Weekly Draw of Haryana State Lotteries to be held on 25th January, 1971 :—

- (1) Shri S. N. Mehra, Sub-Agent, State Bank of India, Chandigarh.
- (2) Shri K. C. Gupta, Economic and Statistical Adviser, Haryana, Chandigarh.

The 27th January, 1971

No. DOL/HR/71/638 A.—The Governor of Haryana is pleased to appoint the following persons as judges for the supervision of the Mid Weekly Draw of Haryana State Lotteries to be held on 28th January, 1971 :—

- (1) Shri Tara Chand, Controller, Printing and Stationery, Haryana, Chandigarh.
- (2) Mrs. B. L. Ahuja.

#### CORRIGENDUM.

In the Finance (Lotteries) Department Notification No. DOL/HR/71/11-A., dated 1st January, 1971, read the word "Judges" in place of the words "a Judge" appearing in the 4th line of Sub-para (ii) of the said notification.

J. R. DHINGRA,

Director of Lotteries-cum-Deputy Secy.

#### TOWN & COUNTRY PLANNING DEPARTMENT

The 14th January, 1971

No. 6336-VDP-70/211.—With reference to Notification No. 4360-VDP-69/6822, published in the Haryana Government Gazette, dated January, 27, 1970 and in exercise of the powers conferred by Sub-section (4) of the section (5) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1953, the Governor of Haryana is pleased to publish the Final Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexure A and B to the Development Plan) around Kamla-Nehru Shiksha Kendra at Sonepat, approved under sub-section (3) of the said section:

- (1) Drawing No. DTP(S)4-A/68 (See Page No. 103).
- (2) Drawing No. STP(H) 1501/70. (See Page No. 104)

#### ANNEXURE A

#### ANNEXURE B

Explanatory note on the Development Plan of Controlled Area Phase III, Around Kamla-Nehru Shiksha Kendra.

*Introduction* :—Kamla-Nehru Shiksha Kendra is situated on the Delhi Amritsar G. T. Road (National Highway No. 1) at a distance of 20 miles from Delhi and 11 miles from Sonepat. The institution stands on 61 acres of land and consists of. Institution building, stadium, Rest House, Staff quarters and hostel accommodation for the trainees. The basic functions of the establishment of the institution was the training of Panchayati Raj officials under the Community Development Programme. Apart from the above, the stadium is generally a venture of sports at the district level.

The main objectives of the controlled area is to keep the surroundings of the institute clean and to check the haphazard development around the institution which has recently been taking place. The area was declared as a controlled area,—*vide* Haryana Government Gazette Notification No. 1773-VIDP-68/1439, dated 20th March, 1968 published in the HARYANA GOVERNMENT GAZETTE, dated 28th March, 1968.

(2) *Existing Land Use* :—The area is predominantly rural dotted with a few villages here and there. Recently the area has been subjected to some industrial pressure and some of the industries have been set up mostly along the G. T. Road. Apart from the above, some factories like Hindustan Dewidet, Straw Board etc. have also come up on the Jatheir Road. Diversion drain No. 8 for land drainage passages through a corner of the controlled area. Two irrigation distributaries (i) Rajpura distributor and the other Harsano minor which irrigate the area in the north

and South also pass through the controlled area. The area towards village Jakholi is affected by salt-petre, Whereas the area towards village Jatheiry is comparatively low lying. Parts of the area are subject to seasonal inundation from the land drains in which water heads up when Jamuna is in flood.

(3) *Proposals.*—The area under the Kamla-Nehru Shiksha Kendra which accommodates the institution building, stadium, the rest house, staff quarters and hostels for the trainees has been reserved as a special zone. This will provide for any extension or development of the area for the use of Shiksha Kendra, if undertaken as a project approved or sponsored by the Government.

Regarding the remaining and surrounding area, since it is predominantly rural, it has been designated as "rural zone" in the development plan. This rural zone does not imply reservation of land for agricultural use only but would include extension to existing villages contiguous to the Abadi-Deh, if undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for its maintenance and improvement as a rural zone including construction of the farm-houses.

However, along G. T. Road a building line of 300' depth on either side has been superimposed on the rural zone. Within this belt of land, no buildings even of the type mentioned above will be allowed except uses subservient to transport and communication, e. g., petrol pumps, Bus shelters, etc. The need of such a building line along with the National Highway is obviously necessary in the interest of uninterrupted traffic flow and unsightly development.

As the existing land use plan and the development plan shows, within this zone there are certain existing factories and buildings erected prior to area having been declared as unbuilt. It is intended to project existence of these industries as non-conforming uses subject to restrictions laid down in the relevant zoning clause wherein relaxation has been provided.

4. *Zoning Regulations.*—The legal sanctity to the proposal regarding land use is being given effect to, by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses.

#### ANNEXURE B

#### ZONING REGULATIONS GOVERNING

Uses and development of land in the Controlled Area around Kamla-Nehru Shiksha Kendra, Sonepat showing in Drawing No. DTP (S)-5-A/68.

I. *General.*—(i) The zoning regulations, forming part of the development plan for the Controlled Area around Kamla-Nehru Shiksha Kendra, Sonepat, shall be called zoning regulations of the development plan for the Controlled Area around Kamla-Nehru Shiksha Kendra, Sonepat shall be called zoning regulations of the development Plan for the Controlled Area around Kamla Nehru Shiksha Kendra, Sonepat.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder :—

#### II. *Definitions—In these regulations :—*

- (a) "Approved" means approved under the rules.
- (b) "Drawing" means Drawing No. DTP (S) 5-A/68.
- (c) "Material Date" means 20th March, 1968 for this controlled area on which date the land was notified,—*vide* Punjab Government Notification No. 1770-VIIDP-68/68/1430 appearing in the HARYANA GOVERNMENT GAZETTE on 28th March, 1968.
- (d) "Non-conforming Use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (e) "Public Utility Buildings" means any buildings required for running of public utility services, such as water-supply, drainage, electricity P. & T. and Transport and for any Municipal services including a Fire station.

(f) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965.

(g) "Site Coverage" means the ratio, expressed in percentage between the area covered by the ground-floor of a building and the area of the site.

(h) The term "Act, Colony, Coloniser, Development Plan, Sector and Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

(i) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

**III. Major Land Uses/Zones.**—For purpose of these regulations, the several parts of the controlled Area indicated on the drawing shall be reserved for the following major land uses and designated as such :—

- (i) Rural Zone.
- (ii) Area under major roads.
- (iii) Kamla-Nehru Shiksha Kendra Complex.
- (iv) Building Line Reservation Zone.

**IV. Detailed land uses within major uses.**—Main, ancillary and allied uses which subject to requirements of the regulations and the rules, may be permitted in the respective major land use zones, are listed in Appendix 'A' subjoined to these regulations.

**V. Industrial non-conforming uses.**—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses may be allowed to continue, provided that the owner of the industry concerned :—

(a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and

(b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

**VI. Discontinuance of non-conforming uses.**—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-development only according to the conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot, or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

**VII. Relaxation.**—In the case of any land lying in Rural Zone, Government may relax the provisions of this development Plan :—

(a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.

(b) For use of land as in individual Industrial site (as distinct from an industrial colony) provided that :—

(i) The land was purchased prior to the material date,

(ii) The Government is satisfied that the need of the Industry is such that it cannot await alternative allotment in the proper zone,

(iii) The owner of the land secures permission for building as required under the rules,

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(iv) The owner of the land undertakes to pay to the Director, as determined by him, the proportionate charge as and when called upon by the Director in this behalf and during the interim period makes the satisfactory arrangements for discharge of effluent.

*Explanation*

The word "Purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

**IX. Provision of Farm-houses outside Abadi Deh in Rural Zone.**—A farm-house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectares and on the following conditions :—

Size of Farm	Max. coverage of farm-house	Max. height of storeys
0.4 to 1.2 hectares	45 sq. metres	Single storey.
above 1.2 hectares	135 sq. metres	6 metres Ditto

Minimum set-back for dwelling shall be :—

- 15 M from any boundary line of property.
- 30 M from any village road.
- 60 M from any State road connecting the towns.
- 150 M from any National Highway and scheduled roads.
- 150 M from any byepass.

**APPENDIX 'A'**

**RESIDENTIAL ZONE**

**I. RURAL ZONE**

- Agricultural horticultural, horticultural, dairy and poultry farming.
- Village Houses within a Abadi Deh.
- Farm-houses outside Abadi Deh subject to restrictions as laid down in Regulation IX.
- Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- Milk Chilling Stations and pasteurization plants.
- Bus and Railway stations.
- Airports with necessary buildings.
- Wireless.
- Weather stations.
- Land drainage and Irrigation and Hydro-electric work.
- Hydro-electric transmission lines and poles.
- Mining and extraction operations including lime and brick kilns, stone quarries and crushing subject to the rules and at approved sites.
- Cremation and burial grounds.
- Petrol filling stations.

**II. KAMLA-NEHRU SHIKSHA KENDRA COMPLEX**

1. Educational Institutions.
2. Students and staff Hostels.
3. Staff quarters.
4. Stadiums and other ancillary buildings.

**III. BUILDING LINE RESERVATION ZONE**

1. Agricultural and horticultural	Excluding erection, re-erection or extension of any building or structure.
2. Petrol filling stations.	
3. Bus 'Q' shelters.	At approved sites only.
4. Hydro-electric transmission and poles	Lines

M. L. BATRA, Secy.

**AGRICULTURE DEPARTMENT****MARKET COMMITTEE S****CORRIGENDUM**

The 21st January, 1971

No. 158-Agr.II-5-71/1028.—In the Haryana Government Agriculture Department Notification No. 3228-Agr.II-5-70/1527, dated the 17th December, 1970, the following corrections shall be made :—

**Corrections**

(a) Under item (iv) against Serial No. 1 *read* 'Shri Pawan Kumar, son of Shri Jyoti Parshad of the Safidon Gur Khandsari Production Co-operative Industrial Society Ltd., Safidon' *in place of* Shri Pawan Kumar, son of Shri Ram Jyoti Parshad of the Safidon Gur Khandsari Central Co-operative Society Ltd., Safidon.

SHERJANG SINGH, Secy.

**IRRIGATION AND POWER DEPARTMENT**

The 28th December, 1970

No. 12730/E/103/23(70).—The following officers of the P. W. D., Irrigation Branch, Haryana has passed the Departmental Revenue Examination as prescribed in para 1.112 of the P.W.D. Code held on 28th and 30th November, 1970 :—

S. No.	Name and Designation	Circle to which attached
1.	Shri Gian Chand Bansal, Offg. S.D.O.	B.S.L. Administration and Accounts Circle, Sundar Nagar

(Sd.) . . . , Commissioner and Secy.